



**407, 3719C 49 Street NW
Calgary, Alberta**

MLS # A2215203

\$285,000



Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Central, Geothermal	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 596
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Elevator, High Ceilings, Laminate Counters, Natural Woodwork, Pantry, Recreation Facilities, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click the "More Information" button. Location Location Location! Top floor unit in the popular Adult Living building (25+), The Landmark. Condo has a full sized dining room, open concept living room, a large & bright kitchen with loads of cabinetry, 2 large bedrooms and 2 bathrooms - the master featuring a walk through closet and 3-piece bathroom. With vaulted ceilings, skylights throughout, fireplace, underground parking and storage, balcony, and big bright windows, this condo has everything. The location is hard to beat being steps to Market Mall, professional services, transit, parks, the river valley, The Children's Hospital, Foothills Hospital, Canada Olympic Park and the University of Calgary. The condo board is well run and incredibly active, and the free common laundry facilities are right down the hall from this unit. Wonderful opportunity and great value in Varsity!